



AG-40

**Flathead County**  
**Planning & Zoning**  
1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210



**CONDITIONAL USE PERMIT APPLICATION<sup>1</sup>**

*Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$** \_\_\_\_\_

**PROPOSED USE** (as described in the Flathead County Zoning Regulations):

Camp and Retreat Center

**OWNER(S) OF RECORD:**

Name: Kenton R & Monette F Leimbke Phone: 406-755-3726  
Mailing Address: 190 Lithonia Ct  
City, State, Zip Code: Kalispell, MT 59901  
Email: leimbke@brennan.net

**PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Email: \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY** (Refer to Property Records):

Street  
Address: 775 Three Eagle Lane S 27 T 27 R 19  
Subdivision Tract Lot Block  
Name: none No(s). 7H No(s). \_\_\_\_\_ No. \_\_\_\_\_

1. **Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):**

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2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

<sup>1</sup> Revised: 06/24/10

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**A. Site Suitability.**

The site is suitable for the use. This includes:

- (1) adequate usable space

23 acres, two building on property at present.

- (2) adequate access

Road access is adequate off Three Eagle Lane (gravel) and Eastman Drive (paved). Three Eagle Lane is private, Eastman Drive is public.

- (3) absence of environmental constraints

yes - located in floodplain

**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

parking adequate off driveway and off the road.

- (2) traffic circulation

yes circular driveway

- (3) open space

23 acres

- (4) fencing, screening

no fencing required

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- (5) landscaping

none required

- (6) signage

none

- (7) lighting

downward pointing house/cabin lighting

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

septic system (existing)

- (2) water

drilled well 160 ft (existing)

- (3) storm water drainage

on site.

- (4) fire protection

Ferndale Fire Department

- (5) police protection

Flathead County Sheriff's Office

- (6) streets

Three Eagle Lane

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

very low traffic generation. Guests are here to enjoy the setting. Maximum of eight guests. Anticipate 2-3 cars at anytime.

- (2) noise or vibration

quiet hours after 10 pm. Small groups low noise level. Less than 5 trips to town per day.

- (3) dust, glare or heat

none anticipated

- (4) smoke, fumes, gas, or odors

camp fire, Barbeque grill.

- (5) inappropriate hours of operation

quiet hours after 10 pm.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics

4.02 Bed and Breakfast Establishments/Boarding Houses

4.03 Camp or Retreat Center

4.04 Caretaker's Facility in AG, SAG, and R-1 Districts

4.05 Cluster Housing Development in Residential Districts



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- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date 1-16-14

Planner's Signature

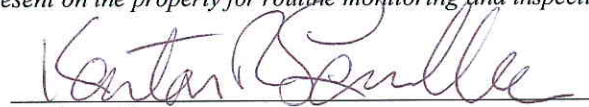


**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
  - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
Applicant Signature

1-16-2014  
Date

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632.89

692.89

S. 89° 55' 00" W.

1058.11'

N. 5° 17' 40" W.  
167.21'

N. 18° 10' 29" W.  
100.19'

N. 21° 58' 30" W.  
355.64 ±

S. 71° 06' 58" W.  
100.19'

22.9 ± Acres

OPEN SPACE

Three Eagle Lane

1257.12' (1257.10' Record)

N. 89° 55' 00" E.

Fd. pipe and tag E52989

Fd. pipe and tag E52989

404.87'

1745' ±

SWAN

Appr  
wat  
R/L

CABIN

curved

Parking

BATH HOUSE

315' ±

389.87'

615' ±

229.13' ±

229.13' ±

229.13' ±

229.13' ±

229.13' ±

229.13' ±

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